

Made possible with
**Heritage
Fund**

**SOUTH WEST PEAK
LANDSCAPE PARTNERSHIP**

Barns and Buildings Case Study: Hobcroft Field Barn



Catherine Parker Heath, Cultural Heritage Officer

May 2022

The Landowner and Location

Hobcroft Field Barn is owned by the Peak District National Park Authority (PDNPA) and is situated on their Warslow Moors Estate. It is on land farmed by tenant Terry Grindon, although he had not used it for some years.

Fig.1 Location of Warslow in the PDNP



Fig. 2 Location of the Barn in Warslow



Level 1 surveys and identification

The barn was one identified from initial level 1 surveys carried out by volunteers and given the UID 0958_B001. Many of the original internal features survive, and following scoring by the Cultural Heritage Officer (CHO), it was pinpointed by the PDNPA Warslow Moor Estate team as the one (from a number of options) they wanted to take forward for repairs.

Fig. 3 Excerpt from Master Spreadsheet – database for level-1 surveys

0958_B001	PS6_B003	BUILDING	Hobcroft Field Barn		BARN	FIELD BARN	EXTANT BUILDING					10/04/2018	Richard & Angela	Staff
-----------	----------	----------	---------------------	--	------	------------	-----------------	--	--	--	--	------------	------------------	-------

Fig. 4 Sketches from level-1 survey

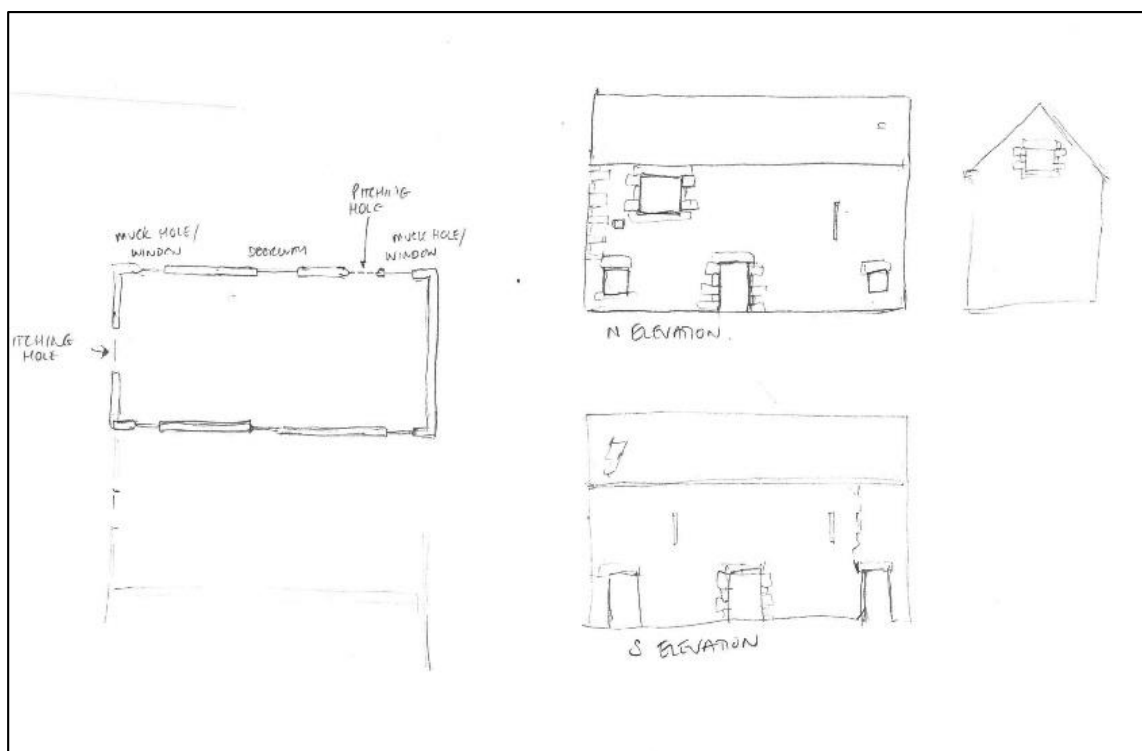


Fig. 5 Excerpt from scoring document

	<ul style="list-style-type: none"> Largely original form Largely changed 	4 2	
12. Potential for Adaptation – do we want this to affect those chosen to take forward? Idea is also to find new alternative uses e.g. camping barn also all would pretty much have none or low (therefore don't include?)	<ul style="list-style-type: none"> None, or low economic potential Some potential for non-original re-use High potential for change to new use 	16 8 4	16
15. Impact of expected use	<ul style="list-style-type: none"> No loss of integrity or character Little change in fabric or character Significant intervention 	8 4 1	8
17. Wildlife interest	<ul style="list-style-type: none"> Evidence of protected species Tangible evidence of use, current or past Wildlife potential 	4 2 1	2
16. Visibility (landscape amenity value) V important [score higher – e.g. 32, 16, 8]	<ul style="list-style-type: none"> High Medium Limited 	16 8 4	16
18. Public access V important [score same for access and permitted route – most will not have public access but proximity important for interpretation purpose and to create trails]	<ul style="list-style-type: none"> Public/educational access to building Permitted route adjacent or close to building Clearly visible from permitted route 	16 16 4	16
13. Extent of restoration work required to safeguard & weatherproof building –(no score - this is a way of categorising level of work necessary) refer closely to guidance: Restoration –based on Clough Head as an example although the replacing of roof would mean extensive –this could be restored but lower scoring in other Qs means consolidation is a better option.	<ul style="list-style-type: none"> Minimal Substantial work required Extensive rebuilding/structural work 	Maintenance/repair Restoration (or consolidation if lower scoring in other categories marked "I") Consolidation	
Total Score		142/171	
With internal inspection		Yes	

Historic Building Recording (level 3)

The CHO trained volunteers in Historic Building Recording (level 3) after which they were able to support the CHO and record Hobcroft Barn as a team. A report was produced, complete with measured drawings and photographs. A PDNPA Ranger, Andy Bentham, contributed by recording the graffiti on the 'skelboose' – the boards that make up one side of the hay cratches.

Fig. 6 Volunteers on their way to Hobcroft Barn to survey it



Fig. 7 Feedback from volunteers following training

Hi: thank you - just wanted to add many thanks too for a really enjoyable and informative day last Tuesday. I have the book 'The Land that Made Us' and spotted the barn in there so it was nice to read a bit more about it.

I've also enjoyed having a play with the drawing board etc!

Best wishes

Christine

Hi Catherine

Really enjoyed myself on Friday, I think it was a really good group who went together well. I was really glad to be with a qualified person as both Alison and I felt a little out of our depth to start with. Once we were shown what to do it was easier than I thought.

Rowena

Fig. 8 Front cover of the report

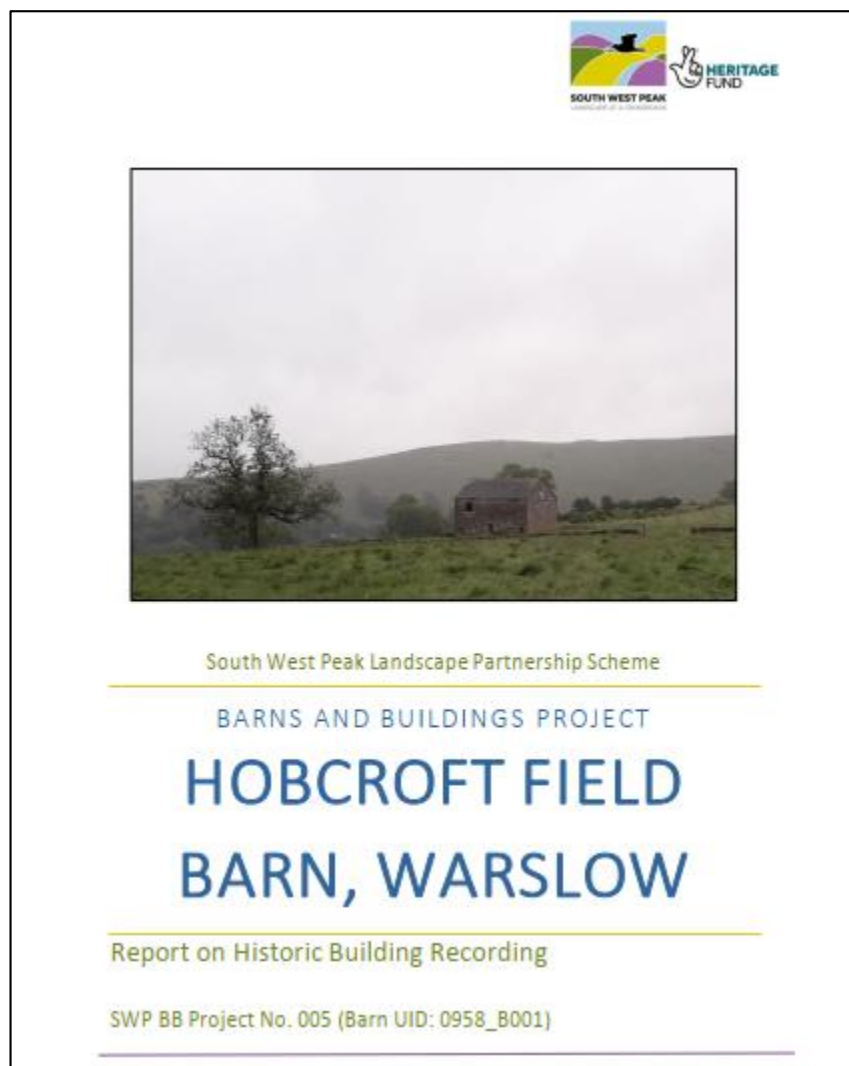


Fig. 9 Long section drawing from the report

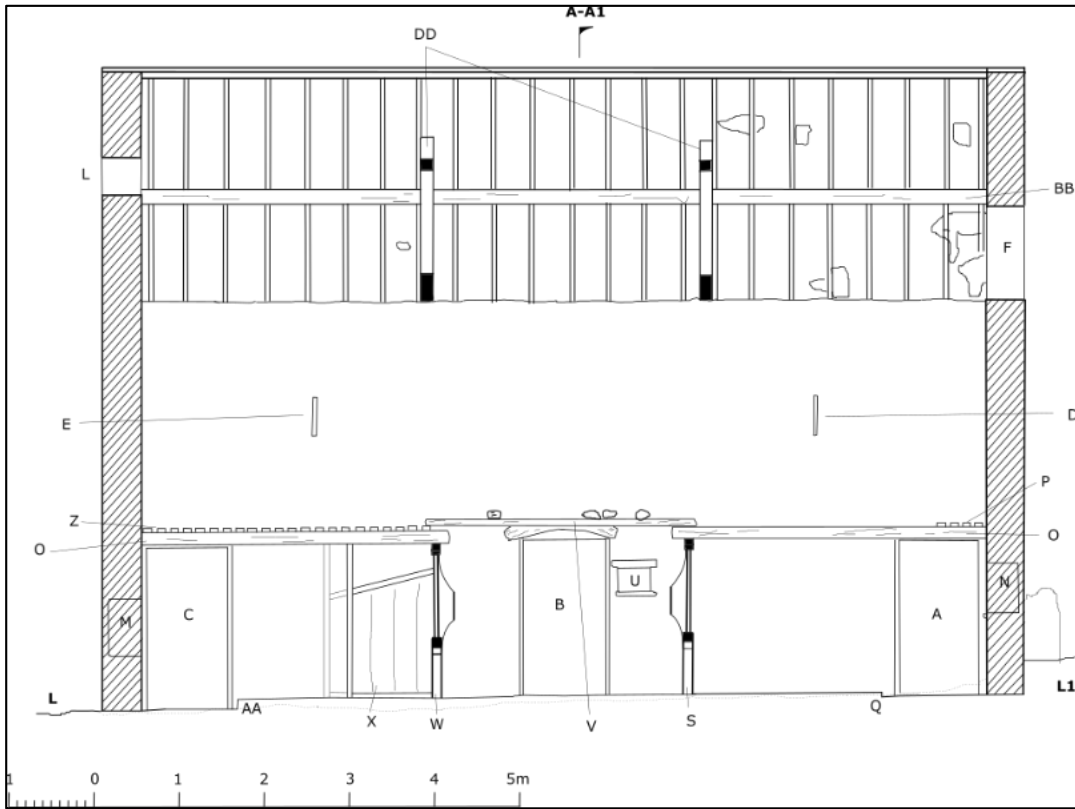


Fig. 10 & Fig. 11 Photos from the report



Ecological Surveys

The CHO procured an ecologist, Helen Ball from Apex Ecology, to carry out required emergence and hibernation surveys and propose mitigation. These were carried out prior to any work taking place and a report submitted.

Condition Survey and Repair Strategy

Following the PDNPA's Standing Orders relating to procurement, the CHO contracted a building surveyor (Restoration Projects) to carry out a full condition survey, structural assessment (subcontracted to Brennan Associates) and prepare a repair strategy. However, a full condition survey could not be carried out due to a large amount of wet hay in the hayloft. This was in fact putting immense strain on the exterior walls causing a visible bulge. Restoration Projects (RP) removed the hay (for an additional cost).

To complement their condition survey, Restoration Projects produced a 3D scan which can be accessed here: <https://my.matterport.com/show/?m=eyHCNDnuL3Q>

Fig. 12 Still image from the matterport 3D scan



Construction work

The next step was to procure a Conservation Architect (CA). Evans Vettori were successfully contracted and were given the condition survey, repair strategy, structural engineers report, ecological report and historical building report, and instructed to write a schedule of works and tender for contractors. The successful contractor was Restoration Projects and once a Bat

Mitigation Class Licence was acquired through the ecologist, work began. During works, a bat was located and the ecologist was called to site to safely remove it and place it in newly located bat boxes on a nearby tree.

Fig. 13 mid works: the barn is covered in scaffolding and a bat box has been placed on a nearby tree



The work was completed to a high standard of craftsmanship. A 3D scan of the finished barn can be seen here: <https://my.matterport.com/show/?m=QVr8aV9eE9f>

Fig. 14 Hobcroft barn after restoration work



The Yard

It was clear that the drystone walls surrounding the yard needed some attention. However, to ascertain where the original line of the wall was, particularly around the entrance, some clearance was required. Rather than just clear around the area where the gateway had been, the decision was made to uncover the whole yard to see what remained of the original surface.

Over four days, ten volunteers along with the CHO cleared the yard and scraped back to reveal the original surface. This made it clear where the original gateway had been as well as revealing a paved area, a 'cobbled' area and a stone drain running around two sides.

Fig. 15, 16, 17 The restoration of the barn yard



Following this, a drystone walling masterclass was delivered and three experienced volunteers joined Trevor Wragg, master craftsman, and repaired the wall. Finally, a new gate was installed that carefully avoided the original surface so it could be seen in all its original glory.

Fig. 18 and 19 The drystone wallers



Fig. 20 Feedback from Drystone walling volunteer

Working with Trevor as part of a small group was a great opportunity. We were all able to get individual guidance from him and to work as a team to achieve walls, which were strong and stable and also looked very good. Whilst I did not receive any formal certificate or qualification for this work, it definitely gave me the skills and confidence to carry out other stone walling projects. I have learnt from talking to Trevor and to a local qualified dry stone waller working on my neighbours property that the techniques we learnt and applied whilst working with Trevor for 4 days would equate to those techniques learned for the Level 2 qualification for the DSWA. Merrick Izsatt

Warslow Moors Barn Trail, Adoption and Public Engagement

One of the aims of the Barns and Buildings project was to engage people in an understanding of the heritage around them and there was a target of developing two new trails. One of these is the barn trail, which has been a collaboration between volunteers, the CHO and a professional designer, Stephen Sibbald. Initial research focussed on barns that are located around Revidge on the Warslow Moors Estate, but once work had begun on Hobcroft Barn it was clear that this barn needed to be included, so the route was changed to accommodate it.

Eleven volunteers helped with decisions regarding the trail, researching and writing the content. During the first Covid-19 lockdown, original ideas about including Manifold Primary Academy in the creation of the trail were put on hold, but this was overcome when a presentation was made to the children by one of their teachers and from that they wrote poems and drew pictures. These were then judged by volunteers and the SWP team during lockdown and the winner's poem and drawing feature on the trail leaflet. The school organised a barn trail walk in October 2021 for pupils and parents as part of McMillan Coffee Morning.

Fig. 21 Volunteers considering features for inclusion on the trail



Fig. 22 another barn on the trail



Hobcroft Field barn is the second barn on the trail and walkers are invited to go in and look at the original fixtures and fittings. These are labelled with white chalk on Staffordshire blue tiles so that visitors can see, for example, what the fodderbing is, and what the boskins are. In addition, there is an example of a horse drawn sledge, which was rescued from the piles of rubbish in the barn, including various other bits and pieces including scythe handles. These will be labelled too, creating what is in effect a mini-museum.

The trail, as well as focusing on the barns on the trail, also highlights other heritage features, including views. One such view is across the valley from Hobcroft Barn to Dale Mine. Dale Mine was the location of an excavation and conservation project with the Small Heritage Adoption Project (SHA).

With the barn as a highlight on the barn trail, it became clear that it needed to be looked after into the future. To this end, the barn has been 'adopted' by SWPLP volunteers and volunteer rangers as part of the SHA project. They will keep the weeds at bay in the yard, ensure that the tile labels are still in place inside, and report any damage or repairs needed to the PDNPA Warslow Moors Estate team.

One of the intentions for the adopters for the future is to prepare some interpretation for Dale Mine, likely to be on hand-held boards that can be placed inside Hobcroft Barn that people can take out and read whilst looking across to the site. Another intention is to apply to the TV programme, *The Repair Shop*, to conserve the sledge and its component parts. The barn and the associated trail have a long and interesting future ahead.

Fig. 23 the sledge in the restored barn



Apart from the trail, the barn has also been the focus of a number of other engagement and learning opportunities. The CHO led a volunteer ranger day to the barn and it was the focus of a National Lottery Open Week walk. The Peak District Young Archaeologists' Club also chose to have one of their Saturday sessions at the barn where the CHO led a historic building recording workshop.

Fig. 24 feedback for NLOW walk

Hi Catherine ... just a quick mail to say thank you for this morning's walk/talk.
It was an idyllic morning in idyllic surroundings!
It was thoroughly enjoyable and so interesting, your knowledge of the area made it fascinating ...
Best wishes, Viv

Challenges

Challenges encountered during the work at Hobcroft Barn reflect some of those encountered by the whole project (see final project report). One of the first hurdles was the removal of hay from the hayloft. Whilst it was evident that this would need to be removed, it was not clear that it would prevent a full condition survey from taking place. It put the project back by a number of months until the time could be found to remove it. A provisional sum was given for this work, but the sheer amount of hay to be removed meant this cost more than doubled.

Covid-19 was also a challenge that hampered the procurement of a Conservation Architect, subsequent tendering and then work beginning on site. Construction work eventually began in summer 2021. Covid-19 also hampered development of the barn trail.

The cost was also more than was originally anticipated for this barn and for BB project as a whole, with construction costs coming to c.£85,000 and professional fees £6,000 for the construction phase. The CHO and the programme manager were able to move money from one budget heading to another to enable this to go ahead. Neither the CHO nor the CA had worked with the contractors before and so there was some unknowns and uncertainty regarding this. However, the CA was very impressed by the standard of work, commenting in particular on the stonemasonry.

The weather was a challenge, regarding the clearing of the barnyard, which was carried out in November 2021, but the willingness and enthusiasm of volunteers enabled this to be a most enjoyable and satisfactory few days.

The barn trail took a long time developing, with the CHO managing the various contributions from the volunteers, which took some time to reach consensus. Originally, the volunteer team were going to design the leaflet for the trail, but with differing versions on the table, it was decided that the help of a professional designer would be advantageous. This also meant that the idea to have a visual glossary focusing on a cut away of a barn could be realised.

The Result

The result is a near perfect example of a traditional field barn with its component parts repaired and revealed for the public to learn from and enjoy into the future. This project was a wonderful example of professionals, contractors, landowners and volunteers coming together using a wide range of skills to give a result that is quite special. The fact that the barn features on a heritage trail and has been adopted by a team of volunteer rangers and SWPLP volunteers, is the icing on the cake and will ensure that the barn is looked after into the future.

Fig. 25 message from volunteer

Hi Catherine
That's fascinating, thank you so much for the update. It would be brilliant if we could time travel and see the barn in full working mode :) I'm looking forward to being able to contribute to further projects like this and will be following what happens next with Hobcroft. Thank you again, it really does bring it all to life.

Fig. 26 Before



Fig27. After

